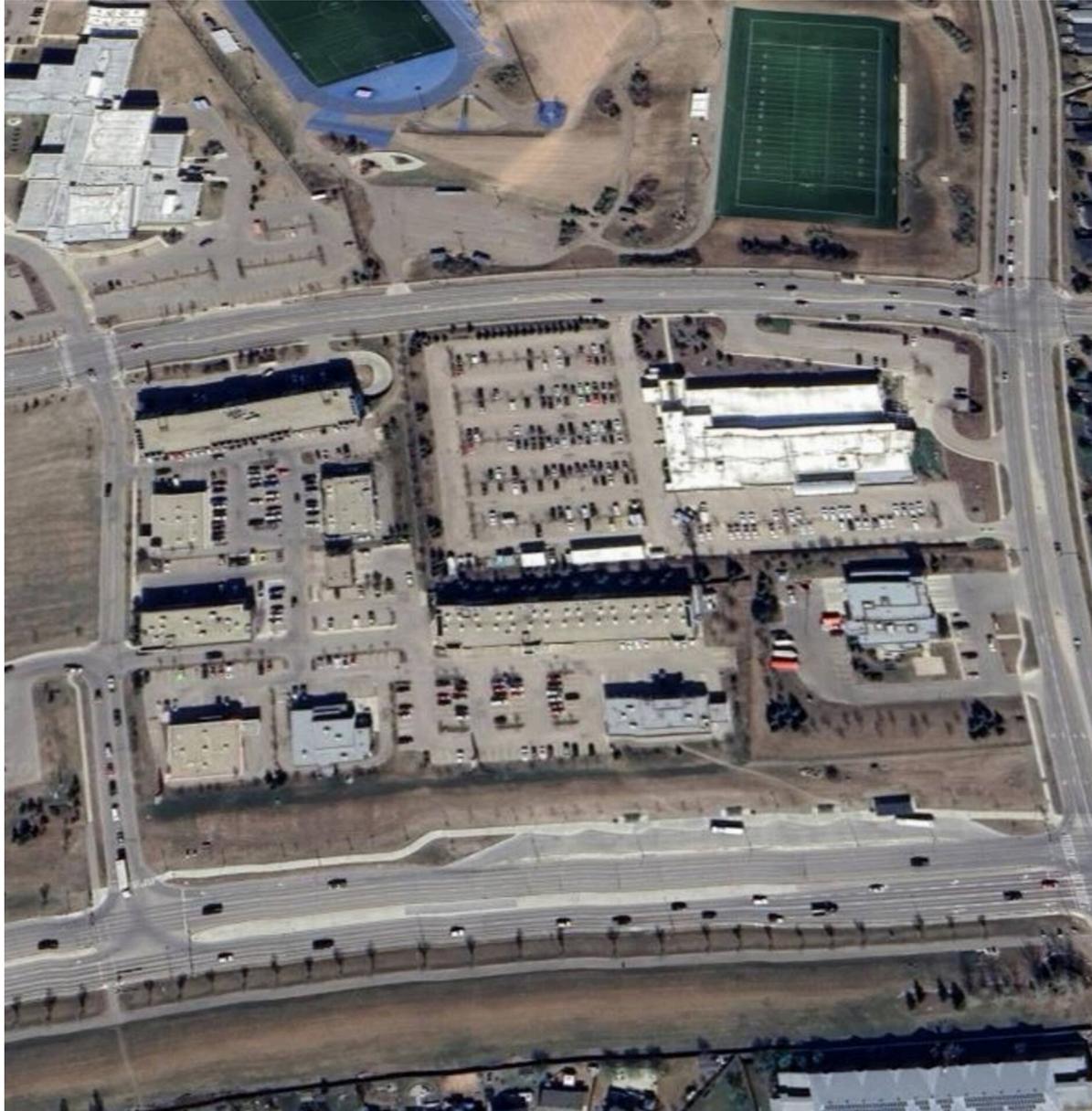


Timberlea Landing, Fort McMurray, Alberta



Located at the intersection of Confederation Way & Millennium Drive in the highly sought after Timberlea area of Fort McMurray. This 104,307 sq. ft. mixed use retail/residential/office Centre with tenant's such as Your Dollar store with More, Bank of Montreal, TD Canada Trust and Timberlea Dental provides a mix of professional, retail and

Population 

70,226

Average Household Income 

\$222,158

Households with Children 

43%

Average Age 

34 years

All figures are within a 10 Km radius.

Source: All demographic information is Copyright 2025 by Environics Analytics (EA).

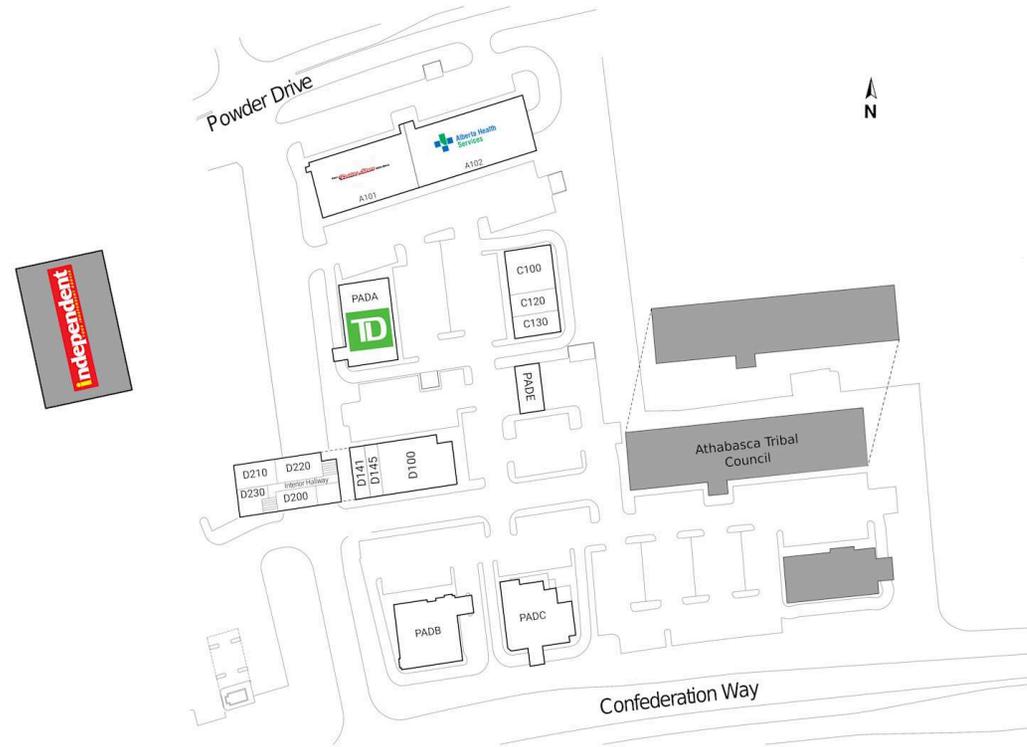


Timberlea Landing

Fort McMurray, Alberta
339 Powder Drive

Yoed Goldstein
ygoldstein@riocan.com
416-642-3551

■ Shadow Anchor



A101	Your Dollar Store With More	7,191 SF	D200	Timberlea Dental Clinic & Surgical	1,944 SF
A102	Alberta Health Services	9,860 SF	D210	Timberlea Dental Clinic & Surgical	2,099 SF
C100	KFC/Taco Bell	3,129 SF	D220	APTIM Services Canada Corp.	2,510 SF
C120	Chopped Leaf	1,552 SF	D230	Available	1,270 SF
C130	Booster Juice	1,453 SF	PADA	TD	5,984 SF
D100	Bank of Montreal	4,726 SF	PADB	Scotiabank	6,000 SF
D141	Pizza 73	1,200 SF	PADC	Servus Credit Union	6,073 SF
D145	Dr. Barber	712 SF	PADE	Jiffy Lube	1,636 SF